



# Austin City Council MINUTES

For DECEMBER 5, 1985 - 1:00 P.M.

Council Chambers, 307 West Second Street, Austin, Texas

## City Council

Frank C. Cooksey  
Mayor

John Treviño, Jr.  
Mayor Pro Tem

Council Members  
Mark Rose  
Smoot Carl-Mitchell  
Sally Shipman  
George Humphrey  
Charles E. Urdy

Jorge Carrasco  
City Manager

Elden Aldridge  
City Clerk

## Memorandum To:

Mayor Cooksey called to order the meeting of the Council, noting the absence of Mayor Pro Tem Trevino and Councilmember Urdy. They both entered the Council Chamber later in the day. Councilmember Carl-Mitchell left the Council Chamber at 4:30 p.m. and was gone for the remainder of the Council Meeting.

## MINUTES APPROVED

The Council, on Councilmember Humphrey's motion, Councilmember Shipman's second, approved the minutes for regular meeting of November 21, 1985 and special meeting of November 19, 1985. (5-0 Vote, Councilmember Urdy and Mayor Pro Tem Trevino absent.)

## CITIZEN'S COMMUNICATIONS

Mr. Sheldon E. Richie discussed exemption from the Loop 360 moratorium for real property located at Loop 360 and Bee Caves Road.

Mr. Craig Alter discussed exemptions to the extension of Ordinance No. 850905-J.

Mr. Jim Camp discussed a 60 day extension of the growth moratorium governing the Bear, Little Bear and Onion Creek Watersheds.

Mr. Scott Johnson discussed incorporating the Village of Bee Caves by CLACO, Inc.

Mr. Charles A. Ross discussed the comprehensive nonpartisan review on the arts in Austin.

Mr. Ray Reece discussed dedication as parkland of the 54 acres of City land at Palmer Auditorium.

Ms. Judy Figer discussed the site development permit to Centex Concrete Company in the Barton Creek Watershed.

Ms. Suzanne Balettie discussed limited purpose annexation for zoning control. Councilmember Shipman said the process should be initiated.

Mr. Alston Boyd discussed annexation in the Southwest area and was told procedure will begin.

Mr. Tom Linehan extended an invitation to Councilmembers to attend a town hall meeting on December 11, 1985 at City Council Chambers regarding upcoming bond election.

#### RECESS

Council recessed its meeting at 2:05 p.m. for an Austin Housing Finance Corporation meeting and resumed its recessed meeting at 2:07 p.m.

#### CONSENT ORDINANCES

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Humphrey's second, waived the requirement for three readings and finally passed the following ordinances in one consent motion:

##### Release of Easement

Approved release of the following easement:

The public utility and drainage easement retained at the vacation of the West 7th Street Alley adjoining Lot 2, Block 80, Original City. Ordinance No. 690807K of record in Volume 9285, Page 697 of the Travis County Real Property Records. (Request submitted by Kelly N. Wrenn on behalf of the Texas Classroom Teachers Association).

##### Item Postponed

Postponed until December 12, 1985 consideration of amending the Northwest Area Land Use Guidance Plan by establishing a corridor for higher uses and providing a method for determining equivalent uses.

##### Interim Development Controls

Amended Ordinance No. 850905-J by extending the expiration date of the interim development controls for the Onion, Bear and Little Bear Watershed Areas to January 9, 1986.

Item Postponed

Postponed until December 19, 1985 consideration of an ordinance amending Chapter 9-13, Code of the City of Austin, 1981, to provide for city review of Municipal Utility District Bond Issuances.

Federal Gross Poverty Income Guidelines

Amended Ordinance No. 850912-G authorizing continuous update of the federal gross poverty income guidelines for the purpose of assessing and collecting fees for certain Health Department programs.

Annexed Areas for Municipal Elections

Approved incorporating recently annexed areas into municipal election precincts.

Zoning Ordinances

Postponed the second and third readings of ordinance amending Chapter 13-2 and 13-2(A) of the Austin City Code (Zoning Ordinances) to cover the following changes until December 12, 1985:

Morris-Crow Joint Venture David C. Bodenman C14r-85-144	10127-10225 Research Boulevard	From "GR" to "CH"
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Passed through second and third readings of ordinances amending Chapter 13-2 and 13-2(A) of the Austin City Code (Zoning Ordinances) to cover the following changes:

VERNON CAPITAL CORP. By Jack Morton C14r-85-041	8931-8969 Research Boulevard	From "LI" to to "LI-PDA" & "CS-1"
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First reading only on November 7, 1985, (6-0). Councilmember Mark Rose absent. Conditions have been met as follows:  
Development restricted to that shown on site plan attached as Exhibit "A" to ordinance.

ROBERT O. HUNDERUP By Joy Ann Hunderup C14-85-248	9400 Brown Lane	From Interim "SF-2" to "LI"
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First reading only on November 7, 1985, (6-0). Councilmember Mark Rose absent. Conditions have been satisfied as follows:  
Applicant has dedicated required street right-of-way on subdivision plat.

REALTEX FUNDING CORP.  
By Jean Bringol  
C14-84-269

Convict Hill Road &  
proposed extension  
of William Cannon

From Interim "SF-2"  
to "LO", "LR", "SF-2"  
"SF-6" & "RR"

First reading only on November 7, 1985, Councilmember Rose absent.  
Conditions have been met as follows: Restrictive Covenant incorporating  
conditions imposed by Council has been executed.

Zoning Ordinances

Amended Chapter 13-2 and 13-2(A) of the Austin City Code  
(Zoning Ordinance) to cover the following changes:

VLJAY PAREKH,  
TRUSTEE  
By Howard Brunson  
C14-84-031

712 Harmon Avenue

From "MF-2" &  
"SF-3" to "CS"

Heard and granted on May 3, 1984, (6-0). Councilmember  
Sally Shipman absent. Conditions have been met as follows:  
(1) Right-of-way Harmon Avenue has been conveyed by Street  
Deed; (2) Restrictive Covenant incorporating conditions  
imposed by Council has been executed.

TOM GAY & PETER  
HAMPTON  
C14r-85-109

2810-2906 S. RR 620

From Interim  
"RR" to "LO"

Heard and granted on September 5, 1985, (7-0). Conditions  
have been met as follows: (1) Development restricted to  
that shown on site plan attached as Exhibit "A" to the  
ordinance; (2) Right-of-way dedication is not required.

GREAT HILLS, LTD.  
By Neal Graham  
C14-85-077

5915 Lost Horizon

From Interim "RR"  
to "SF-1" & "SF-6"

(emergency passage of ordinance)

Heard and granted (Tract B) May 16, 1984, (7-0) and  
(Tract A) August 22, 1985, (7-0). Conditions have been  
met as follows: Restrictive Covenants incorporating  
conditions imposed by Council have been executed.

Zoning Ordinances Postponed

Postponed the following zoning ordinances until December 12, 1985:

Z-K REAL ESTATE By David Armbrust/ David C. Boderman C14r-85-145	9447-9719 Research Boulevard	From Interim "SF-2" to "CH" & "CS"
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Heard and granted on November 14, 1985, (5-1-0).  
Councilmember George Humphrey voted "no". Councilmember  
Sally Shipman absent. Conditions have been met as follows:  
Development restricted to that shown on site plan attached  
as Exhibit "A" to ordinance.

STONEBRIDGE MALL, LTD. By David Boderman C14r-85-146	9721-10125 Research Boulevard	From Interim "SF-2" and "GR" to "CH"
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Heard and granted on November 14, 1985, (5-1-0).  
Councilmember George Humphrey voted "no". Councilmember  
Sally Shipman absent. Conditions have been met as follows:  
Development restricted to that shown on site plan attached  
as Exhibit "A" to ordinance.

Z-K-F/CROWN JOINT VENTURE By David Boderman C14r-85-147	Intersection of U.S. 183 & Proposed extension of MoPac Boulevard	From Interim "SF-2" to "CH"
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Heard and granted on November 14, 1985, (5-1-0).  
Councilmember George Humphrey voted "no". Councilmember  
Sally Shipman absent. Conditions have been met as follows:  
Development restricted to that shown on site plan attached  
as Exhibit "A" to ordinance.

## HILL COUNTRY ROADWAY CORRIDOR

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Humphrey's second, passed through FIRST READING ONLY an ordinance amending Chapter 13-2(A) (Zoning Ordinance) of the City Code of 1981, providing for a definition of "Hill Country Roadway Corridor" adding new sections 5130-5149 and other amendments, and providing requirements and criteria for development within the Hill Country Roadway Corridor. (4-1-0 Vote, Councilmember Urdy voted No, Mayor Pro Tem Trevino absent, Councilmember Rose abstained due to conflict of interest.)

**LAKELINE PROJECT**

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Humphrey's second, approved review of large projects by the Environmental Board, Lakeline Project Only. (6-0 Vote, Mayor Pro Tem Trevino absent.)

**PUBLIC MARKET AREA**

The Council, on Councilmember Humphrey's motion, Councilmember Carl-Mitchell's second, waived the requirement for three readings and finally passed an ordinance establishing an enlargement of a public market area, restricting vehicle access in said market, providing for vending by minors and handicapped persons, and providing for renewal of licenses and joint business venture licenses. (6-0 Vote, Mayor Pro Tem Trevino absent.)

**RENAISSANCE MARKET AREA**

The Council, on Councilmember Shipman's motion, Councilmember Carl-Mitchell's second, waived the requirement for three readings and finally passed an ordinance providing for the issuance of a license fee for vending in the Renaissance Market Area. (6-0 Vote, Mayor Pro Tem Trevino absent.)

**APPEAL WITHDRAWN**

Ms. Jennie Carter withdrew her request that Council set a public hearing on an appeal of the Planning Commission's decision regarding special permit for the Calibre Company to build apartments. C14P-85-039.

**CONSENT RESOLUTIONS**

The Council, on Councilmember Carl-Mitchell's motion, Councilmember Humphrey's second, adopted the following resolutions in one consent motion: (6-0 Vote, Mayor Pro Tem Trevino absent.)

**Austin Aqua Festival Lease of Land**

Approved leasing 135 acres of land out of Lake Walter E. Long Metropolitan Park to the Austin Aqua Festival together with a 60 foot access easement.

**Low Level Wind Shear Alert System Item Postponed**

Postponed until December 12, 1985, consideration of approving lease of City-owned real estate to the United States of America for the establishment of the Low Level Wind Shear Alert System.

Release of Easement

Authorized release of the following easement: The 7.5 Public Utility Easement along the rear of Lot 16, Block B, Balcones Oaks Section III-A, 11601 Chelsea Moor Cove. (Request submitted by Mr. Charles R. Smith).

Change Orders

Approved the following change orders:

- a. In the amount of \$50,000.00 to ROGERS CONSTRUCTION COMPANY, INC. for Brackenridge Hospital Heliport and Emergency Dock to provide enclosed area to house an Emergency Medical Services unit. (3.96% increase of the original contract) C.I.P. No. 84/84-01.
- b. In the amount of \$62,561.00 to BRB CONTRACTORS, INC. for Green Water Treatment Plan 1983 Modifications and Improvements for the Water and Wastewater Department. (0.66% increase of the original contract) C.I.P. No. 73/22-92.

Contracts Approved

Approved the following contracts:

- |   |  |
|---|--|
| ELECTRIC UTILITY CONSTRUCTION CO.<br>2401 South Sheridan, Unit 202<br>Tulsa, Oklahoma | - CAPITAL IMPROVEMENTS PROGRAM -<br>Construction of Sitework,<br>Foundations, Manholes, Prefab<br>Metal Building, Fencing &<br>Underground Electric Ductline<br>for Jollyville Substation, Electric<br>Department<br>Total \$237,943.00 C.I.P. No.<br>85/16-04 |
| HAEGELIN CONSTRUCTION COMPANY.<br>2600 Palmer<br>Austin, Texas                        | - CAPITAL IMPROVEMENTS PROGRAM -<br>Installation of Underground<br>Utility Electric Ductline for<br>the Estates of Barton Creek ,<br>Electric Department<br>Total \$515,863.90 C.I.P. No.<br>85/15-01  |
| JENKINS-OWENS CONSTRUCTION COMPANY -<br>1201 West Loop<br>El Campo, Texas             | CAPITAL IMPROVEMENTS PROGRAM -<br>Installation of Underground<br>Electric Distribution Facilities<br>for Village at Western Oaks<br>Section 13, Electric Utility Dept.<br>Total \$37,162.30 C.I.P. No.<br>85/15-01   |

PAT CANION EXCAVATING COMPANY  
P. O. Box 908  
Manchaca, Texas

- CAPITAL IMPROVEMENTS PROGRAM -  
Construction of South Mopac R.R. -  
Cherry Meadows Drainage Improve-  
ments, Phase IIA, Public Works  
Department  
Total \$197,505.80 C.I.P. No.  
86/60-01

OFFICE COMMUNICATION SYSTEMS, INC.  
2391 North East Loop 410  
Suite 401  
San Antonio, Texas

- CAPITAL IMPROVEMENTS PROGRAM -  
Camera, Duplicator & Densitometer,  
Water and Wastewater Department  
Total \$45,720.65 C.I.P. No.  
82/23-07

THOMAS HINDERER COMPANY  
P. O. BOX 3264  
Austin, Texas

- CAPITAL IMPROVEMENTS PROGRAM -  
Renovation of Brentwood, Patterson,  
Reed and Rosewood Pools,  
Parks and Recreation Department  
Total \$388,955.00 C.I.P. No's.  
83/86-70, 82/86-73, 82/86-41,  
79/86-03

WRIGHT-HANKEY COMPANY, INC.  
P. O. Box 848  
Del Valle, Texas

- CAPITAL IMPROVEMENTS PROGRAM -  
Renovation of Kealing, Metz, and  
Zaragoza Pools, Parks and  
Recreation Department  
Total \$462,000.00 C.I.P. No's.  
83/86-73, 78/86-21, 83/86-76

TEXAS INDUSTRIES, INC.  
825 Ed Bluestein Blvd.  
Austin, Texas

- Pea Gravel to be used in temporary  
repairs of Paving Cuts, Water &  
Wastewater Department  
Twelve (12) Month Supply Agreement  
Item 1 - \$35,460.00 86-0008-JB

CONSTRUCTORS & ASSOCIATES  
702 Colorado, Suite 610  
Austin, Texas

- Modifications of First Floor City  
Hall Councilmembers Offices, Public  
Works Department,  
Total \$53,092.00 86-C023-JJ

TEKTRONIX, INC.  
10887 South Wilcrest Drive  
Houston, Texas

- Alpha/Graphic Terminals,  
Planning & Growth Management  
Department,  
Twelve (12) Month Supply Agreement  
Total \$100,000.00 85-S926-FW

AMERICAN EDWARDS  
P. O. Box 11150  
Santa Ana, California

- Catheter Swan Ganz & Injectate  
System, Brackenridge Hospital  
Total \$36,840.00 BS6-019

ABBOTT LARS  
Abbott Park D-361  
North Chicago, Illinois

- Solutions & Administration Sets,  
Brackenridge Hospital  
Twelve (12) Month Supply Agreement  
Total \$643,783.39 BS6-003

CLEGG/AUSTIN  
316 Congress Avenue  
Austin, Texas

- Office Furniture, Brackenridge Hospital  
Total \$46,087.90 BS6-050

AMERICAN HOSPITAL SUPPLY  
Rt. 1 Box 204  
Mt. Calm, Texas

- Adult Electrodes, Brackenridge Hospital,  
Twelve (12) Month Supply Agreement  
Total \$27,518.40 BS6-021

WM. T. STOVER  
P. O. Box 19259  
Austin, Texas

- Surgical Wraps,  
Brackenridge Hospital,  
Twelve (12) Month Supply Agreement,  
Total \$96,236.88 BS6-020

ENVIREX COMPANY  
1901 South Prairie Avenue  
Waukesha, Wisconsin

- CAPITAL IMPROVEMENTS PROGRAM -  
Three (3) 120-foot Diameter  
Hydraulic Differential Clarifiers,  
Water and Wastewater Department  
Total \$480,700.00 C.I.P. No.  
82/23-81

IBM  
505 Barton Springs Road  
Austin, Texas

- Two (2) disk drives,  
Brackenridge Hospital  
Thirty-six (36) month lease purchase  
Total \$208,080.00 BP4-1279

#### Transmission Agreement Postponed

Postponed until December 12, 1985 consideration of approval of a 1985 Transmission Agreement between the Lower Colorado River Authority and the City of Austin.

#### Short Term Coal Contracts

Authorized the Electric Utility Department to enter into short-term coal contracts with ARCO Coal Sales Company and Exxon Coal USA, Inc.

#### Pipe Line License Agreement Postponed

Postponed entering into a Pipe Line License Agreement with the Southern Pacific Transportation Company for placement of an eight inch wastewater line and a twenty-four inch water line across Southern Pacific Transportation Company's right-of-way to serve Walnut Creek Center until item considered on December 12, 1985.

#### Homecare Services

Entered into an interlocal cooperation agreement with Travis County for homecare services.

Interlocal Roadway Improvements

Approved an interlocal roadway improvements agreement with Travis County.

Item Postponed

Postponed until December 12, 1985 consideration of appointments to the seventy-eight member Comprehensive Plan Steering Committee and chairman of same.

Public Hearing Set

Set public hearings on the following:

- a. Amendments to the Austin Metropolitan Area Roadway Plan: December 19, 1985 at 6 p.m.
- b. Dedication of a permanent 20' public utility easement through a portion of Bull Creek Park (R-144): January 9, 1985 at 2:30 p.m.
- c. Proposed Ethics Ordinance: December 19, 1985 at 5:00 p.m.
- d. Proposed ordinance to restrict smoking in public places: December 19, 1985 at 5:30 p.m.

Radio Division, VES Department

Approved lease with John S. Strance for the radio division of Vehicle and Equipment Services Department.

Brushy Creek Regional Disposal Contract

Ratified the City Council's approval of the Brushy Creek Regional Wastewater Disposal Contract and authorized the City Manager to execute the contract on behalf of the City of Austin.

**CONTRACT APPROVED**

The Council, on Councilmember Humphrey's motion, Councilmember Urdy's second, approved the following contract:

OLMOS CONSTRUCTION COMPANY  
P. O. Box 13172  
Austin, Texas

- CAPITAL IMPROVEMENTS PROGRAM -  
Emergency Wastewater Action  
Strategy Plan - Walnut Creek WWTP -  
Lagoon Reclamation, Water and  
Wastewater Utility Department  
Total \$125,640.00 C.I.P. No.  
82/23-81

**EDUCATIONAL FACILITIES REVENUE BONDS**

The Council, on Councilmember Rose's motion, Councilmember Humphrey's second, adopted a resolution authorizing Texas Higher Education Authority, Inc. to issue educational facilities revenue bonds for Concordia Lutheran College and St. Edward's University. (4-0 Vote, Mayor Pro Tem Trevino absent, Councilmembers Carl-Mitchell and Urdy out of the room.)

RECESS: Council recessed its meeting at 4:15 and resumed its meeting at 4:35. Mayor Pro Tem Trevino entered the Council Chamber & Councilmember Carl-Mitchell left for the day.

**PUBLIC HEARING ON APPEAL**

Mayor Cooksey opened the public hearing set for 3:15 p.m. on an appeal from Ms. Linda Salinas of the Planning Commission's decision regarding Congress 25 LTD. File No. C14p-85-033.

Marie Gaines, OLDS, reviewed the case.

Alice Harbin, speaking for Ms. Salinas, said they are opposed to a large apartment complex because of danger of flooding due to impervious cover, traffic and the fact that the apartments would adjoin their backyards.

A man and two women who did not identify themselves, spoke against the project. Noble Chastain and Mary Lokomora also spoke against the project.

John Harrison, representing Noridge Properties the applicant, discussed the 276 units they want to build on the 18 acre site.

Alice Harbin said when the project is all finished and the other apartments are done, there will be 400 apartments in that area.

**Motion**

The Council, on Councilmember Shipman's motion, Councilmember Rose's second, DENIED the Special Permit under Criteria 1, (safety of motoring public) and Criteria 9, (health, safety and welfare of public). (5-1 Vote, Mayor Pro Tem Trevino voted No, Councilmember Carl-Mitchell absent.)

**PUBLIC HEARING - DEVELOPMENT AREAS FOR INDUSTRIAL REVENUE BOND PURPOSES**

Mayor Cooksey opened the public hearing set for 3:30 p.m. to consider establishing one or more development areas for Industrial Revenue Bond purposes to include the following area:

- a. Census Tracts 13.05 and 13.06
- b. Census Tract 4.01
- c. A certain portion of Census Tract 19.03

Paula Phillips reviewed. No one appeared before Council to be heard with the exception of Sixth Street Mercado Joint Venture.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Shipman's second, closed the public hearing and approved establishing the development areas. (4-0 Vote, Councilmembers Humphrey and Rose out of the room, Councilmember Carl-Mitchell absent.)

**PUBLIC HEARINGS- COMMERCIAL PROJECTS**

Mayor Cooksey opened the public hearings set for 3:45 p.m. to consider approval of the following commercial projects:

- a. Commercial project (Bank of Austin) at 3221 Red River for financing by the Texas Small Business Industrial Development Corporation.

Paula Phillips explained.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, approved the Commercial Project (Bank of Austin) at 3221 Red River for financing by the Texas Small Business Industrial Development Corporation. (5-0 Vote, Councilmember Shipman out of the room, Councilmember Carl-Mitchell absent.)

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, approved Commercial Project (R&R Properties) at 3036 South First Street for financing by the Texas Small Business Industrial Development Corporation. (5-0 Vote, Councilmember Shipman out of the room, and Councilmember Carl-Mitchell absent.)

Ms. Nadine Eckhardt appeared before Council to speak against the Sixth Street Mercado Joint Venture. She is owner of a restaurant there and does not want to lose it. Mr. Frank Rodriguez, representing the Mercado Project, said the restaurant will not be touched.

Council agreed to CONTINUE THE PUBLIC HEARING on December 12, 1985 at 6:30 p.m. on Sixth Street Mercado Joint Venture:

- (1) Consider approval of Commercial Project for financing by the Austin Industrial Development Corporation.
- (2) Tax Equity Fiscal Responsibility Act hearing.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Rose's second, approved the Insurance Companies Joint Venture Project: (5-0 Vote, Councilmember Shipman out of the room, Councilmember Carl-Mitchell absent.)

- (1) Approved Commercial Project for financing by the Austin Industrial Development Corporation.
- (2) Tax Equity Fiscal Responsibility Act hearing.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Rose's second, approved Insurance Companies Joint Venture Project; (5-0 Vote, Councilmember Shipman out of the room, Councilmember Carl-Mitchell absent.)

- (1) Approved Commercial Project for financing by the Austin Industrial Development Corporation.
- (2) Tax Equity Fiscal Responsibility Act hearing

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Rose's second, approved South First Business Center Project: (5-0 Vote, Councilmember Shipman out of the room, Councilmember Carl-Mitchell absent)

- (1) Approved Commercial Project at 2001-2003 South First Street for financing by the Austin Industrial Development Corporation.
- (2) Tax Equity Fiscal Responsibility Act hearing.

## ZONING HEARINGS

Mayor Cooksey announced Council would hear zoning cases scheduled for 4:00 p.m. Council heard, closed the public hearings and either approved the ordinance or approved on first reading only several of the cases. Others were postponed to future dates or withdrawn. Action concerning each case follows.

- |     |   |   |   |
|-----|---|---|---|
| (1) | -85 CITY OF AUSTIN<br>345 ELECTRIC UTILITY<br>By Gilbert W. Smith | 13715 Rutledge Spur                               | From "I-RR"<br>To "P"<br>RECOMMENDED<br>ORDINANCE APPROVED  |
| (2) | r-85 BIG BROTHERS/BIG<br>301 SISTERS OF AUSTIN<br>By Rick Gerber  | 3201 E. 14th Street<br>1301-1305 Airport<br>Blvd. | From "SF-3"<br>To "NO"<br>RECOMMENDED<br>FIRST READING ONLY |

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, 6-0 Vote, Councilmember Carl-Mitchell absent.)

(3) r-85 JAMES MORITZ/ 4015 Mesa From "I-SF-2" &  
 258 ROBBIE MAYFIELD "I-RR"  
 By Kristaponis, To "LO"  
 Gregory & Assoc. RECOMMENDED

FIRST READING ONLY

(On Councilmember Humphrey's motion, Councilmember Urdy's second, 4-1 Vote, Councilmember Rose voted No, Councilmember Carl-Mitchell absent, Councilmember Shipman out of the room.)

(4) h-85 MORGAN HOUSE 2101 Nueces From "MF-4"  
 014 By Chabad House- To "MF-4-H"  
 Lubavitch RECOMMENDED  
ORDINANCE APPROVED

(5) r-85 LARRY LANGLEY 6607 Jester Blvd. From "I-RR"  
 097 By E. M. Sykes To "LR"  
 RECOMMENDED  
FIRST READING ONLY

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, 6-0 Vote, Councilmember Carl-Mitchell absent.)

(6) r-85 KARL GAUTSCHI 1504-1518 R. M. From "I-RR"  
 279 By Stanley D. 620 South To "GR"  
 Biderman RECOMMENDED  
FIRST READING ONLY

(On Councilmember Humphrey's motion, Mayor Pro Tem Trevino's second, 6-0 Vote, Councilmember Carl-Mitchell absent.)

(7) -85 GEORGE S. 607 W. 10th Street From "MF-4"  
 289 NALLE, JR. To "LO" (as amended)  
 RECOMMENDED  
ORDINANCE APPROVED

(8) -85 GARY HALDEMAN 1811-1905 Kirney From "SF-3"  
 291 By Ken Harris Avenue To Tr. 1 "CS"  
 Tr. 2 "SF-2"  
 RECOMMENDED  
ORDINANCE APPROVED

(9) -85 CITY OF AUSTIN 1180-1190 Hargrave From "CS"  
 275 By Taniguchi & Street To "P"  
 Associates RECOMMENDED  
ORDINANCE APPROVED

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, 6-0 Vote, Councilmember Carl-Mitchell absent.)

(10) r-85 ALFRED LEHTONEN 5610-5800 Capital From "I-SF-2" &  
 044 By Miguel of Texas North "SF-2"  
 Guerrero Highway To "GO"  
 RECOMMENDED  
POSTPONED TO 12/19/85  
AT 4:00 P.M.

(11) -85 BOB HIGGINBOTHAM 16306-16314 North From "I-RR"  
 216 By Hermann Vigil IH-35 To "CS"  
 RECOMMENDED  
FIRST READING, SUBJECT  
TO RESTRICTIVE COVENANT

Larry Smith, Wells Branch Neighborhood Association, had appeared before Council and read an agreement which had been worked out between the applicant and the neighborhood as a condition of zoning. It was suggested by the Mayor that the wording could be more binding. After discussion with Walt McCool, Assistant City Attorney, the wording was agreed upon as follows for the restrictive covenant:

"The restrictive covenant would prohibit the use of property for bars or nightclubs, massage parlors or other sexually oriented commercial establishments, and also the owner agrees not to object to a City initiated re-zoning of the property which is filed upon cessation of the use or in 1990."

(On Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, 5-0 Vote, Councilmember Humphrey out of the room, Councilmember Carl-Mitchell absent.)

(12) 8-85 LAS CIMAS PUD 624 Capital of From "I-SF-2"  
 004 By Austin Texas Highway To "PUD-Office/Retail"  
 Southwest Corp. South RECOMMENDED  
POSTPONED TO 12/19/85 @ 4 P.M.

(13) r-85 BCH DEVELOPMENT 6736-6738 Bee Caves From "I-SF-2"  
 295 CORP. Road To "LO"  
 By Kristaponis, RECOMMENDED subject to  
 Gregory & Assoc. dedication of up to 45'  
 of right-of-way from  
 centerline of R.M. 2244  
 and waiver from compati-  
 bility requirements.

FIRST READING ONLY

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, 6-0 Vote, Councilmember Carl-Mitchell absent.)

- (14) -85 HUDSON-WILDCAB 5612-5900 Hudson From "I-SF-3"  
300 VENTURE 5800-6004 Wildcab To "LI"  
By Kristaponis, RECOMMENDED subject to  
Gregory & Assoc. dedication of up to 40'  
of right-of-way from  
centerline of Hudson.  
FIRST READING ONLY
- (15) -85 LAMAR VILLAGE 3830 North Lamar From "CS"  
302 JOINT VENTURE To "CS-1"  
By Henry H. Gilmore RECOMMENDED subject to  
dedication of up to 35'  
of right-of-way from  
centerline of West 39th;  
dedication is to be  
accomplished when zoning  
case C14-83-153 is  
finalized; and rollback  
to CS if Fermentations,  
Inc. ceases operation at  
this location.

EMERGENCY PASSAGE OF ORDINANCE APPROVED

(On Councilmember Urdy's Motion, Mayor Pro Tem Trevino's Second, 6-0 Vote

- (16) r-85 EDWAYNE G. 15715-15813 North From "I-SF-2"  
309 PRIESMEYER IH-35, 1714-1808 To "CS"  
By Armbrust & Three Points Road, RECOMMENDED subject to  
Brown 15800-15820 F.M. dedication of up to 60'  
1825 of right-of-way from  
centerline of FM 1825 and  
up to 40' of right-of-way  
from centerline of Three  
Points Road.  
FIRST READING ONLY WITH  
CONDITIONS

Jack Morton, representing the applicant stated, "We are in agreement with the staff and Planning Commission recommendation....In working with Legal staff in preparing the restrictive covenant which deals with access to the frontage road we would request that we be allowed to include language that says, 'no access to the frontage road unless it goes back what is in essence the PRA process and that site plan would be prepared and submitted and reviewed by staff subject to Planning Commission recommendations and approval by the Council at that time. Merely a clarification from the title standpoint so that an amendment of a restrictive covenant would not be required and a site plan would satisfy that requirement.' That's the only point that we'd asked for with regard to the recommendation made by the Planning Commission or the staff."

(On Councilmember Humphrey's motion, Mayor Pro Tem Trevino's second, 6-0 Vote, Councilmember Carl-Mitchell absent.)

(17) -85 ED L. FOMBY &  
251 JAMES L. FOMBY

1907 Rio Grande

From "MF-4"  
To "LO"

RECOMMENDED subject to  
dedication of up to 32' of  
right-of-way from center-  
line of Rio Grande.

FIRST READING ONLY

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second,  
6-0 Vote, Councilmember Carl-Mitchell absent.)

(18) r-85 THREE POINTS  
270 JOINT VENTURE  
By Ambrust &  
Brown

15251-15321 IH-35  
15151-15221 F.M.  
1825

From "I-SF-2"  
To "CS"

RECOMMENDED subject to  
dedication of up to 60'  
of right-of-way from  
centerline of FM 1825  
and up to 40' of right-  
of-way from centerline  
of Grand Street.

FIRST READING ONLY  
WITH CONDITIONS

NO ACCESS TO IH 35 FRONTAGE ROAD AND  
IF ACCESS IS NEEDED IN THE FUTURE IT WILL  
BE SUBJECT TO THE PRINCIPAL ROADWAY AREA  
ORDINANCE REQUIREMENTS; ZONING ORDINANCE  
REQUIRES SUBMITTAL OF A SITE PLAN FOR  
REVIEW BY STAFF, RECOMMENDED BY PLANNING  
COMMISSION AND APPROVAL BY CITY COUNCIL

(On Councilmember Humphrey's motion, Mayor Pro Tem Trevino's second,  
6-0 Vote, Councilmember Carl-Mitchell absent.)

(19) -85 OVIDA DALE  
290 HARVELL &  
SHARON MARIE  
CLARK  
By Peter L.  
Pfeiffer

3714 Manchaca Road

From "SF-3"  
TO "MF-4"

RECOMMENDED subject to  
dedication of up to 45'  
of right-of-way from  
centerline of Manchaca.

FIRST READING; APPROVAL  
TIED TO SITE PLAN SHOWN  
BEFORE CITY COUNCIL

(On Councilmember Shipman's motion, Councilmember Rose's second,  
6-0 Vote, Councilmember Carl-Mitchell absent.)

(20) -85 EDWARD ALLEN 1516 Koenig Lane  
293 By Helen Fisher

From "SF-3"  
To "LR"  
RECOMMENDED subject to a joint use driveway with access onto Arroyo Seca. In addition, the applicant will submit a restrictive covenant restricting against food sales, restaurant convenience and service stations and is subject to dedication of up to 40' of right-of-way from centerline of Koenig.

POSTPONED TO 12/12/85

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, 6-0 Vote, Councilmember Carl-Mitchell absent.)

(21) -85 MRS. DONALD 1518 Koenig Lane  
294 (OLETA) HEINE  
By Helen Fisher

From "SF-3"  
To "LR"  
RECOMMENDED subject to joint use driveway with access onto Arroyo Seca. In addition, the applicant will submit a restrictive covenant restricting against food sales, restaurant convenience and service stations and is subject to dedication of up to 40' of right-of-way from centerline of Koenig.

POSTPONED TO 12/12/85

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, 6-0 Vote, Councilmember Carl-Mitchell absent)

(22) -85 DECKER RODEO 7801-8509 Loyola  
229 JOINT VENTURE 6500-6615 Decker Ln.  
By T. J. Morton

From "I-SF-2"  
To Tr. 1 "GR"  
Tr. 2 "MF-2" (as amended)  
RECOMMENDED subject to approval by the Director of Office of Land Development Services, for any modification to the 100-year floodplain.

FIRST READING ONLY

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, 6-0 Vote, Councilmember Carl-Mitchell absent.)

- (23) r-85 VOMS INVESTMENTS 12099-12155 North  
312 By Kristaponis, IH-35  
Gregory & Assoc.

From "I-SF-2"  
To "GO & RR" (for floodplain)  
RECOMMENDED subject to  
detention filtration and no  
structure development south  
of the power line.

(On Councilmember Rose's motion, Mayor Pro Tem  
Trevino's second, 4-1-0 Vote, Councilmember  
Shipman voted No, Councilmember Carl-Mitchell

- (24) -85 RUBEN RUIZ & 3036 South 1st absent  
297 WILLIE RODRIQUEZ Street  
By Ruben M. Ruiz

FIRST READING ONLY

From "MF-2"  
To "NO" (as amended)  
RECOMMENDED subject to  
dedication of up to 35'  
of right-of-way from  
centerline of Peacock Lane.

- (25) -85 W. D. WILSON, JR. 750-900 Block North  
299 Bluff Drive

From "I-SF-3"  
To "GR"

RECOMMENDED subject to  
dedication of up to 35'  
of right-of-way from center-  
line of North Bluff Drive.

(On Councilmember Humphrey's motion, Mayor Pro Tem  
Trevino's second, 6-0 Vote, Councilmember Carl-  
Mitchell absent.)

- (26) r-85 STEVE R. SCOTT 4508 Hwy 183 South  
308 By Minter,  
Joseph & Thornhill

FIRST READING ONLY

From "I-SF-2"  
To "CS"  
RECOMMENDED subject to  
dedication of up to 45'  
of right-of-way from  
centerline of Burlson.

- (27) r-85 STEVE K. HAWLEY 11906 Research Blvd.  
311 By John Sheng

POSTPONE TO 12/19/85

From "I-SF-2"  
To "GR"  
RECOMMENDED subject to  
closure of driveway on  
Arabian Trail and installa-  
tion of 6' privacy fence.

FIRST READING ONLY

- (28) r-85 WALTER VACKAR 14000 Hwy 183  
178 CUNNINGHAM & North & R.M. 620  
m-85 ASSOC. NO. II  
001 LAKELINE  
By David B. Armbrust

From "I-RR"  
To Trs. 1,2,4 "CS"  
Trs. 3,16,22 "P"  
Trs. 5,6 "GO"  
Trs. 7,8,9,10,11,12,13  
27,28 "GR"  
Trs. 14,15,23,24,25,  
29 "CH"  
Trs. 17 (part), 19, 20  
(part), 26 "MF-3"  
Trs. 21,30 "SF-6"  
(Trs. 18, part of 17  
and most of 20 are in  
Cedar Park)

RECOMMENDED subject to a  
phasing and construction  
agreement, subject to

submittal of a site plan for each tract, staff is to monitor traffic requirements, the applicant is to submit a restrictive covenant which outlines design standards, and subject to agreement between applicant and Shenendoah Neighborhood Group.

POSTPONED TO 12/12/85 @ 4 P.M.

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second 6-0 Vote, Councilmember Carl-Mitchell absent.)

(29) r-85 CONVICT HILL ROAD 7709-7221 U.S. 290  
298 JOINT VENTURE West  
By T. J. Morton

From "I-RR"  
To "MF-3"  
RECOMMENDED subject to maximum of 26 units per acre (net=357 units), zoning the floodplain RR or FP prior to issuance of Certificate of Occupancy, and Environmental Board recommendation with regard to variances.

FIRST READING ONLY

(On Councilmember Rose's motion, Councilmember Urdy's second, 4-2-0 Vote, Mayor Cooksey and Councilmember Humphrey voted No, Councilmember Carl-Mitchell absent.)

(30) -85 M-D LANE VENTURE 8616-8812 Manchaca  
282 By Mathias Road  
Company

From "I-RR"  
To Tr. 1 "LR" (as amended)  
Tr. 2 "LO" (as amended)  
Tr. 3 "MF-2" (as amended)  
Tr. 4 "SF-3"

NOT RECOMMENDED  
RECOMMENDED LR for three (3) acres at intersection of Davis Lane and Manchaca, remainder of Tract 1 and Tract 2--LO, grant SF-6 for Tract 3 and SF-2 for Tract 4 subject to dedication of up to 45' of right-of-way from centerline of Davis Lane.

FIRST READING ONLY

(On Councilmember Rose's motion, Councilmember Humphrey's second, 6-0 Vote, Councilmember Carl-Mitchell absent.)

(31) r-85 EDWARD W. TURLEY 4401-4415 Small From "I-SF-2"  
 122 By Fred Arbuckle Drive, 5701-5709 To "SF-6" & "RR"  
 (part) Mt. Bonnell Road (for floodplain)  
 4324-4410 Cross NO RECOMMENDATION  
 Valley Run POSTPONED TO 12/12/85 @ 4 P.M.

(32) r-84 BILL GASTON 9185 Research Blvd. From "D" 1st (LI)  
 509 ENTERPRISES, INC. To "D" 3rd (LI)  
 By Terrence Irion POSTPONED TO 1/9/86 @ 4 P.M.

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, 6-0 Vote,  
 Councilmember Carl-Mitchell absent.)

(33) -85 CTH & F BLDG. 7331 Manchaca Road From "I-SF-2"  
 310 PARTNERSHIP To "GR"  
DENIED

(On Councilmember Shipman's motion, Councilmember Humphrey's second, 5-0 Vote,  
 Councilmember Rose out of the room, Councilmember Carl-Mitchell absent.)

(34) -85 TREELINE 3708 South 2nd From "CS"  
 350 PROPERTIES Street To "P"  
 By U. S. POSTPONED TO  
 Immigration and 12/19/85 @ 4 P.M.  
 Naturalization  
 Service

(On Councilmember Urdy's motion, Mayor Pro Tem Trevino's second, 6-0 Vote,  
 Councilmember Carl-Mitchell absent.)

- |     |             |  |                  |  |
|-----|-------------|--|------------------|--|
| (1) | r-84<br>070 | WAUGH DEVELOPMENT<br>COMPANY<br>By Greg Williamson | 8128 North IH-35 | Site Plan Approval<br>Ordinance Amendment<br><u>RECOMMENDED</u><br><u>APPROVED</u> |
| (2) | -77<br>098  | CARPENTER &<br>ASSOCIATES<br>By Richard Mathias    | 12001 U.S. 183   | Site Plan Approval<br>Ordinance Amendment<br><u>RECOMMENDED</u><br><u>APPROVED</u> |

(On Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, 6-0 Vote, Councilmember Carl-Mitchell absent.)

- |     |            |                                   |  |                                      |
|-----|------------|-----------------------------------|--|--------------------------------------|
| (1) | -69<br>202 | SUMMIT PROPERTIES<br>By Tom Jones | 4700 E. M.L.K. Blvd.<br>4401-4501 Springdale<br>Road | Amendment To<br>Restrictive Covenant |
|-----|------------|-----------------------------------|--|--------------------------------------|

APPROVED

(On Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, 6-0 Vote, Councilmember Carl-Mitchell absent.)

#### PUBLIC HEARING POSTPONED

Postponed indefinitely was the 6:30 p.m. public hearing on amendments to the Northwest Area Land Use Guidance Plan:

- a. Change plan map from residential to non-residential for retail and office use for tract of land located at intersection of Spicewood Springs Road and future McNeil Road. (NW-85-4)
- b. Change plan map from residential to non-residential on 800-acre tract near intersection of FM 2222 and Jester Estates Road. (NW-85-7)

#### PUBLIC HEARING - STREET VACATIONS

Mayor Cooksey opened the public hearings set for 6:45 p.m. on vacation of a portion of Geraghty Avenue and a portion of San Antonio Street. No one appeared to be heard.

#### Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Shipman's second, closed the public hearing, waived the requirement for three readings and finally passed an ordinance vacating a portion of Geraghty Avenue right-of-way adjoining Lot 1, Block 11 Green Acres. File No. C10V-85-028 (Request submitted by Mr. & Mrs. William Paver). (5-0 Vote, Councilmember Rose out of the room, Councilmember Carl-Mitchell absent.)

Motion

The Council, on Councilmember Shipman's motion, Mayor Pro Tem Trevino's second, closed the public hearing, waived the requirement for three readings and finally passed an ordinance vacating a portion of the San Antonio Street right-of-way, 1300 Block. File No. C10V-85-109 (Request submitted by McGray & McGray Surveyors.) (5-0 Vote, Councilmember Urdy out of the room, Councilmember Carl-Mitchell absent.)

**PUBLIC HEARING - STREET CLOSURE**

Mayor Cooksey opened the public hearing set for 6:45 p.m. to consider permanently closing Byrdhill Drive at Dittmar Road.

No one appeared to be heard and the public hearing was closed.

Motion

The Council, on Mayor Pro Tem Trevino's motion, Councilmember Rose's second, waived the requirement for three readings and finally passed an ordinance closing Byrdhill Drive at Dittmar Road, File No. C10V-85-018. (5-0 Vote, Councilmember Urdy out of the room, Councilmember Carl-Mitchell absent.)

**PUBLIC HEARING - APPEAL REGARDING LOST CANYON**

Mayor Cooksey opened the public hearing set for 7:00 p.m. on an appeal from Mr. Vernon Baker of the decision of the Planning Commission regarding Lost Canyon, 1531 Barton Springs Road, SP-85-057.

Marie Gaines, OLDS, described the proposed 40,000' office project with access to Kinney and Barton Springs Drive.

Carl Moeller, representing the applicant, said access is a problem but they propose a controlled access system.

People speaking in opposition were: Larry Akers, Glenna Balch, T. Paul Robbins, Conrad Fath, Shudde Fath, Jean Kelso, Susan T. Frost, Peter Nolen, Cicily Simms. They discussed the density and the traffic problems which would be created.

Motion

The Council, on Councilmember Shipman's motion, Councilmember Humphrey's second, closed the public hearing, upheld the decision of the Planning Commission and DENIED the project. (6-0 Vote, Councilmember Carl-Mitchell absent.)

ADJOURNMENT - Council adjourned its meeting at 12:40 a.m., December 6, 1985.